Karen Johnson Davidson County
Batch# 1242848 DEEDWARR
03/04/2025 11:38:30 AM 6 pgs
Fees: $33.00 Taxes: $1,228.40
20250304-0016210

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jill Roland **7105 Lenox Village Drive** **Nashville, Tennessee 37211**	New Owner 98 Brookside Ln Mt. Arlington, NJ 07856	MAP **173** GROUP **09 0A** PARCEL **004.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Richard Gary Adams, as heir and Administrator of the Estate of Oliver Keith Adams, Circuit Court of Davidson County Tennessee, Probate Division, Docket No. 24P-1501, joined by the Heir of the Estate of Oliver Keith Adams, Bryan Kenneth West, heir, and Adam Scott West, heir, Heather Maenche, heir, and Patricia Kieffer, heir,

hereinafter called the GRANTOR, (individually and/or collectively), has bargained and sold, and by these presents, does hereby transfer and convey unto

Jill Roland, a single woman

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lenox Village, Section One, a Planned Unit Development, of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oliver Keith Adams by Warranty Deed from Kevin A. Ragan and Trina Ragan, husband and wife, dated April 29, 2004 and filed of record May 11, 2004 in instrument No. 20040511-0053563, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Lenox Village, of record in in Instrument No. 20020319-0033866, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Instrument No. 20020315-0032825 and Instrument No. 20020315-0032826, said Register's Office.
4. Dedication of common area of record in Instrument No. 20020501-0053757 and re-recorded in Instrument No. 20020507-0056338, said Register's Office.
5. Charter of Homeowners Association of record in Instrument No. 20020123-0009401 and Instrument No. 20020412-0045831, of said Register's Office.
6. Easements of record in Instrument No. 20011129-0130322 and Instrument No. 20010103-0000902, of said Register's Office.
7. Agreement of record in Instrument No. 20020408-0042676 and Book 7361, page 230, said Register's Office.
8. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020827-0103454, said Register's Office.
9. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **7105 Lenox Village Drive, Nashville, Tennessee 37211.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Jill Roland**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 28th day of February 2025.

Estate of Oliver Keith Adams,

Richard Gary Adams

By: Richard Gary Adams, Administrator

STATE OF Tennessee)

COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Richard Gary Adams, Administrator** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Richard Gary Adams, Administrator** of **Estate of Oliver Keith Adams,** the within named bargainor, as Administrator, and that he as such Administrator, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Administrator as such Administrator.

WITNESS my hand and official seal at office this 28th day of February 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand and official seal at office this 28th day of February 2025.

Richard Gary Adams

Richard Gary Adams, individually

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Richard Gary Adams, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February 2025.

NOTARY PUBLIC

My Commission Expires:
February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand and official seal at office this 28th day of February 2025.

Bryan Kenneth West, individually

STATE OF _____

COUNTY OF _____

Personally appeared before me, Bryan Kenneth West, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February 2025.

NOTARY PUBLIC

OFFICIAL SEAL
JAMI LEWIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/19/2027

My Commission Expires:

03/19/2027

WITNESS my hand and official seal at office this 28th day of February 2025.

Adam Scott West, individually

STATE OF _____

COUNTY OF _____

Personally appeared before me, Adam Scott West, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February 2025.

NOTARY PUBLIC

OFFICIAL SEAL
JAMI LEWIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/19/2027

My Commission Expires:

03/19/2027

WITNESS my hand and official seal at office this 28th day of February 2025.

Heather Maenche, Individually

STATE OF Texas

COUNTY OF Collin

Personally appeared before me, Heather Maenche, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2025.

SHELIA RANDOLPH
Notary Public, State of Texas
Comm. Expires 09-30-2028
Notary ID 132703582

NOTARY PUBLIC

My Commission Expires:

WITNESS my hand and official seal at office this 28th day of February, 2025.

Patricia Kieffer, Individually

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Patricia Kieffer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2025.

NOTARY PUBLIC

My Commission Expires:

February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

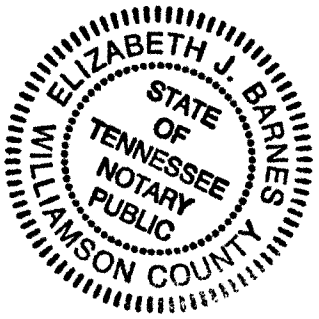
STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $332,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February 2025.

NOTARY PUBLIC
My Commission Expires: 11-21-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 28, 2025.

J. Carlton Drumwright

February 28, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 28, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY